

046.0

Map

0003

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 948,300 /

USE VALUE: 948,300 /

ASSESSed: 948,300 /

Total Card /

Total Parcel

948,300

948,300

948,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81	-83	MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	FRADETTE JAMES R ETAL/ TRS	
Owner 2:	FRADETTE COLLEN TRUST	
Owner 3:		
Street 1:	72 ALLEN FARM LANE	
Street 2:		
Twn/City:	CONCORD	
St/Prov:	MA	Cntry
Postal:	01742	Type:

PREVIOUS OWNER

Owner 1:	HOLT COLLEN CINDY L -	
Owner 2:	-	
Street 1:	72 ALLEN FARM LANE	
Twn/City:	CONCORD	
St/Prov:	MA	Cntry
Postal:	01742	

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1923, having primarily Clapboard Exterior and 2617 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4889		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					408,002						408,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4889.000	531,800	8,500	408,000	948,300
Total Card	0.112	531,800	8,500	408,000	948,300
Total Parcel	0.112	531,800	8,500	408,000	948,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	362.43	/Parcel:	362.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	531,800	8500	4,889.	408,000	948,300		Year end	12/23/2021
2021	104	FV	506,900	8500	4,889.	408,000	923,400		Year End Roll	12/10/2020
2020	104	FV	506,900	8500	4,889.	408,000	923,400	923,400	Year End Roll	12/18/2019
2019	104	FV	391,800	8500	4,889.	433,500	833,800	833,800	Year End Roll	1/3/2019
2018	104	FV	391,800	8500	4,889.	316,200	716,500	716,500	Year End Roll	12/20/2017
2017	104	FV	367,700	8500	4,889.	275,400	651,600	651,600	Year End Roll	1/3/2017
2016	104	FV	367,700	8500	4,889.	234,600	610,800	610,800	Year End	1/4/2016
2015	104	FV	307,500	8500	4,889.	229,500	545,500	545,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLT COLLEN CIN	77674-490	1	5/3/2021	Convenience	99	No	No		
HOLT GREGORY J	28577-17		5/14/1998	Family	1	No	No	A	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLT COLLEN CIN	77674-490	1	5/3/2021	Convenience	99	No	No		
HOLT GREGORY J	28577-17		5/14/1998	Family	1	No	No	A	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLT COLLEN CIN	77674-490	1	5/3/2021	Convenience	99	No	No		
HOLT GREGORY J	28577-17		5/14/1998	Family	1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1496	Re-Roof	10,415					
9/13/2018	1325	Redo Kit	28,700	C				
11/20/1992	612	Manual	120,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Meas/Inspect	189	PATRIOT
3/31/2000	Inspected	264	PATRIOT
3/8/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

More: N	Total Yard Items:	8.500	Total Special Features:		Total:	8.500
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